



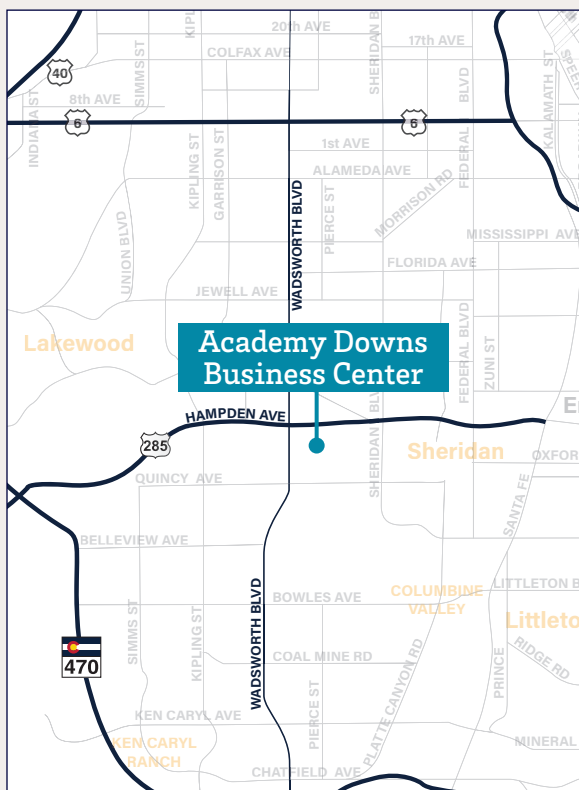
ACADEMY DOWNS

Business Center UNIT 220

6900-6950 West Jefferson Ave., Lakewood, CO 80235



FOR LEASE



Building Information

Building:	6950
Unit:	220
Size:	6,533 SF
Office:	3,183 SF
Warehouse:	3,350 SF
Available:	February 1, 2026
Clear Height:	12'-14'
Loading:	Dock Height with Double Doors
Parking Ratio:	3.48:1,000 SF
Zoning:	M-1 PD / M-E-S (Mixed Use - Employment - Suburban)
Lease Rate:	\$14.00/SF
NNN Expenses (2026):	\$6.51/SF

Colliers

NICK RICE
nick.rice@colliers.com
+1 720 833 4620

T.J. SMITH, SIOR
tj.smith@colliers.com
+1 303 283 4576

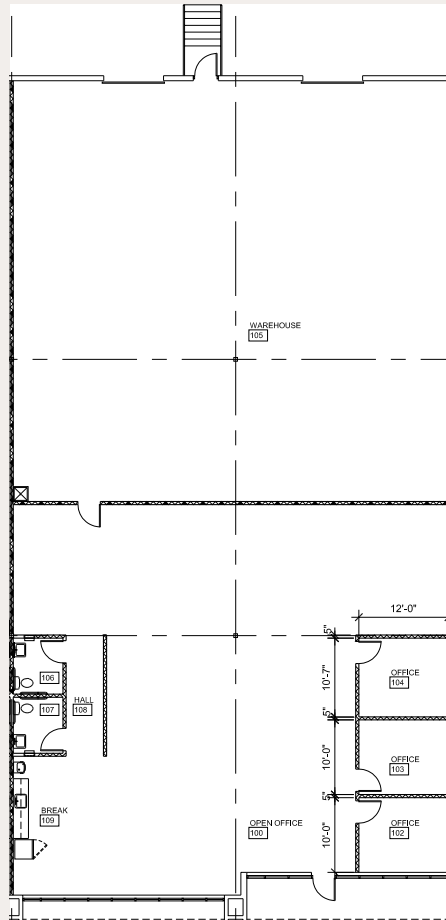
CODY SHEESLEY
cody.sheesley@colliers.com
+1 303 309 3520

UNIT 220 FOR LEASE

ACADEMY DOWNS Business Center

6900-6950 West Jefferson Ave.
Lakewood, CO 80235

UNIT 220
6,533 SF



Convenient
Hampden
Access



Heavy
power



Ample
parking



High-
speed
internet
access
available



Local
Management

Colliers

CONTACTS:

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4643 S. Ulster Street · Suite 1000 · Denver, CO 80237 · +1 303 745 5800 · FAX +1 303 745 5888 · colliers.com/denver

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